27th October 2017

Dear Sir

WHITE PAPER – SHORT TERM HOLIDAY LETTINGS

I am writing on behalf of the Strata Committee and Owners Corporation for n Newcastle (SP 63662) in relation to the White Paper on Short Term Holiday Lettings. Nautilos Apartments is a residential building situated in Newcastle CBD and adjacent to Newcastle Harbour. We are not in favour of short term lettings.

One of our owners has two apartments in our complex and lets them out short term. Over the years, this has caused many problems:

- Short term occupants are not aware that this is a residential building, often looking for ‘reception’.
- Considerable disturbance from partying through the night.
- Vomiting over balcony onto balcony below.
- Cigarette butts dropped from balconies onto balconies below and into pool area and pool itself.
- Prints have been stolen from common area walls and damage has been caused to gyprock/paintwork by suitcases.
- Garbage is not disposed of properly and left in the car park.
- Cars quite often not parked in the spaces allocated to the apartment being occupied, thereby inconveniencing the rightful car park owner and permanent resident.
• Short term occupants often ‘take over’ our pool/spa area for long periods, perhaps thinking that they are at a hotel and can do so. They also tend to make more noise in that area than our full-time residents, who tend to live very quietly.

• Our pool/spa hours are between 8am and 8pm. On a number of occasions, short-term renters have accessed the pool area after those hours, either by climbing over the balcony or propping open the entry door, which automatically locks at 8pm.

The Development Application covering our building does not permit short-term lettings. In 2004, Newcastle City Council took this owner to the Land and Environment Court. At the time he was sub-leasing other apartments in our building for short-term letting purposes. The Court prohibited him from continuing. Unfortunately, he still persists in letting out the two he owns. Newcastle Council decided not to pursue this matter further due to cost. He has even gone as far as renovating one apartment, changing it from two bedrooms to three, without any notification or approval.

It is felt that owners’ corporations should be given the authority to create a By-Law to prohibit short-term letting. If this is not possible, provision should be made for the owner of the apartment being let for short-term occupation to be fined when his ‘tenants’ misbehave.

Yours faithfully

J Rose
Joanne Rose
Strata Committee Chairperson/Secretary

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SP 63662